



# COUNTY OF LOS ANGELES

## FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE  
LOS ANGELES, CALIFORNIA 90063-3294  
(323) 881-2401

DARYL L. OSBY  
FIRE CHIEF  
FORESTER & FIRE WARDEN

August 31, 2012

TO: EACH SUPERVISOR

FROM: DARYL L. OSBY, FIRE CHIEF

*DLO*

### **UPDATE: CONCERNS REGARDING THE COLLEGE AFFILIATION PROGRAM AND CONSTRUCTION AT THE DEL VALLE REGIONAL TRAINING CENTER**

This is an update to the memorandum dated July 3, 2012, (Attachment A) informing your Honorable Board of two issues facing the Los Angeles County Fire Department (Department). The first issue is an audit of the College Affiliation Program (CAP) by the State Chancellor's Office. The second issue pertains to the surface rights to construct facilities at the Del Valle Regional Training Center.

### **COLLEGE AFFILIATION PROGRAM**

The Department is working with County Counsel and the College of the Canyons (COC) to resolve the issues raised in the CAP and to revise the Instructional Service Agreement (ISA). If a proposed resolution to the CAP can be reached, the Department and County Counsel will bring the proposed resolution before your Honorable Board for consideration.

The Department continues to proactively take measures to ensure full compliance with the CAP. The implementation plan for delivering training material using COC online platform is complete. The plan includes the training of battalion chiefs as COC online instructors and the loading of COC-approved online content onto the COC's platform during the fall of 2012. Field use of the online training delivery platform is scheduled for January 2013. This timeline allows COC and Department personnel to make modifications as necessary to ensure the delivery of online training materials meet ISA standards.

### **DEL VALLE REGIONAL TRAINING CENTER**

The Department continues to work with representatives from the Chief Executive Office, Real Estate Division (CEO/RED), County Counsel, and Public Works to resolve outstanding surface rights issues with Vintage Production Company (Vintage).

#### SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS	CALABASAS	DIAMOND BAR	HIDDEN HILLS	LA MIRADA	MALIBU	POMONA	SIGNAL HILL
ARTESIA	CARSON	DUARTE	HUNTINGTON PARK	LA PUENTE	MAYWOOD	RANCHO PALOS VERDES	SOUTH EL MONTE
AZUSA	CERRITOS	EL MONTE	INDUSTRY	LAKEWOOD	NORWALK	ROLLING HILLS	SOUTH GATE
BALDWIN PARK	CLAREMONT	GARDENA	INGLEWOOD	LANCASTER	PALMDALE	ROLLING HILLS ESTATES	TEMPLE CITY
BELL	COMMERCE	GLENNDORA	IRWINDALE	LAWNDALE	PALOS VERDES ESTATES	ROSEMEAD	WALNUT
BELL GARDENS	COVINA	HAWAIIAN GARDENS	LA CANADA FLINTRIDGE	LOMITA	PARAMOUNT	SAN DIMAS	WEST HOLLYWOOD
BELLFLOWER	CUDAHY	HAWTHORNE	LA HABRA	LYNWOOD	PICO RIVERA	SANTA CLARITA	WESTLAKE VILLAGE
BRADBURY							WHITTIER

Each Supervisor  
August 31, 2012  
Page 2

CEO/RED is still in the process of negotiating with Vintage to obtain a waiver of surface rights for a telecommunications outbuilding at Del Valle Regional Training Center's Administrative Headquarters. Public Works is still coordinating with Vintage on plans for the installation of electric and water infrastructure serving the COC training area. Once the waiver of surface rights is obtained and Vintage acknowledges and approves the proposed electrical and water infrastructure work, the CEO and the Department will establish a capital project for design and construction.

I will continue to provide your Board with updates on these two important issues within sixty (60) days.

If you have any questions, please contact me at (323) 881-6180.

DLO:jc

Attachment

c: William T Fujioka  
John Krattli  
Gail Farber  
Brence Culp  
Georgia Mattera  
Rex Ball  
Scott Kuhn  
Sergio Vasquez  
Michelle Cervera  
Randi Tahara  
Joseph Charney  
Susan Nissman  
Rick Velasquez  
Sussy Nemer



Each Supervisor  
July 3, 2012  
Page 2

Vintage approved the "Agreement and Partial Surface Waiver" (Attachment II) and it was filed at the County Recorder's office on June 18, 2012. This provides the Department with a waiver of Vintage's exclusive surface rights on three parcels of land needed for the College of the Canyon's (COC) classrooms and training tower, the classroom building, and the overturned gasoline tanker training prop.

CEO/RED is currently negotiating with Vintage to obtain a waiver of surface rights for a telecommunications outbuilding at Del Valle Regional Training Center's Administrative Headquarters. Public Works is coordinating with Vintage on plans for the installation of electric and water infrastructure serving the COC training area.

I will continue to provide your Board with updates on these two important issues within 60 days. If you have any questions, please contact me at (323) 881-6180.

DLO:jc

#### Attachments

c: William T Fujioka  
John Krattli  
Gail Farber  
Brence Culp  
Georgia Mattera  
Rex Ball  
Scott Kuhn  
Sergio Vasquez  
Michelle Cervera  
Randi Tahara  
Joseph Charney  
Susan Nissman  
Rick Velasquez  
Sussy Nemer



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294
(323) 881-2401

DARYL L. OSBY
FIRE CHIEF
FORESTER & FIRE WARDEN

May 9, 2012

TO: EACH SUPERVISOR
FROM: DARYL L. OSBY, FIRE CHIEF DPO

UPDATE: CONCERNS REGARDING THE COLLEGE AFFILIATION PROGRAM AND CONSTRUCTION AT THE DEL VALLE REGIONAL TRAINING CENTER

This is an update to the memorandum dated March 2, 2012, (attached) informing your Honorable Board of two issues facing the Los Angeles County Fire Department (Department). The first issue is an audit of the College Affiliation Program (CAP) by the State Chancellor's Office. The second issue pertains to the surface rights to construct facilities at the Del Valle Regional Training Center.

COLLEGE AFFILIATION PROGRAM

The audit of the CAP has been completed by the independent auditor hired by the State Chancellor's Office. The Department has not yet received a copy of the report.

As previously stated, in anticipation of the findings the Department is proactively taking measures to ensure full compliance with the CAP. The Department is refining its training curriculum to meet community college academic standards. Instructor qualifications have been revised and an ample number of staff now meet these requirements. Additionally, the Department will begin evaluating a web-enhanced training system later this month.

DEL VALLE REGIONAL TRAINING CENTER

The Department continues to work with representatives from the Chief Executive Office, County Counsel, Public Works, and Vintage Production Company (Vintage), the land lease holder, to resolve the outstanding issues.

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

- AGOURA HILLS, ARTESIA, AZUSA, BALDWIN PARK, BELL, BELL GARDENS, BELLFLOWER, BRADBURY, CALABASAS, CARSON, CERRITOS, CLAREMONT, COMMERCE, COVINA, CUDAHY, DIAMOND BAR, DUARTE, EL MONTE, GARDENA, GLEN DORA, HAWAIIAN GARDENS, HAWTHORNE, HIDDEN HILLS, HUNTINGTON PARK, INDUSTRY, INGLEWOOD, IRVINDALE, LA CANADA FLINTRIDGE, LA HABRA, LA MIRADA, LA PUENTE, LAKEWOOD, LANCASTER, LAWDALE, LOMITA, LYNWOOD, MALIBU, MAYWOOD, NORWALK, PALMDALE, PALOS VERDES ESTATES, PARAMOUNT, PICO RIVERA, POMONA, RANCHO PALOS VERDES, ROLLING HILLS, ROLLING HILLS ESTATES, ROSEMEAD, SAN DIMAS, SANTA CLARITA, SIGNAL HILL, SOUTH EL MONTE, SOUTH GATE, TEMPLE CITY, WALNUT, WEST HOLLYWOOD, WESTLAKE VILLAGE, WHITTIER

Each Supervisor  
May 9, 2012  
Page 2

At this time, surveying efforts have been completed. An "Agreement and Partial Surface Waiver" containing County comments is under review by Vintage's attorney, and the legal descriptions for the affected parcels are under review by Vintage's surveyor.

I will provide your Board with another update on these two important issues within 60 days. If you have any questions, please contact me at (323) 881-6180.

DLO:jc

Attachment

c: William T Fujioka  
John Krattli  
Gail Farber  
Brence Culp  
Georgia Mattera  
Rex Ball  
Scott Kuhn  
Sergio Vasquez  
Michelle Cervera  
Randi Tahara  
Joseph Charney  
Susan Nissman  
Rick Velasquez  
Sussy Nemer



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90083-3204
(323) 881-2401

DARYL L. OSBY
FIRE CHIEF
FORESTER & FIRE WARDEN

March 2, 2012

TO: EACH SUPERVISOR
FROM: DARYL L. OSBY, FIRE CHIEF DLO

CONCERNS REGARDING THE COLLEGE AFFILIATION PROGRAM AND CONSTRUCTION AT THE DEL VALLE REGIONAL TRAINING CENTER

This memorandum is to inform your Honorable Board of two issues currently facing the Los Angeles County Fire Department (Department). The first issue is an audit being conducted by the State Chancellor's Office. The second issue pertains to the issue of surface rights to construct facilities at the Del Valle Regional Training Center.

COLLEGE AFFILIATION PROGRAM

The Department participates in a College Affiliation Program (CAP) with the Santa Clarita Community College District (College District). Through the CAP, the Department has an Instructional Service Agreement, which allows the Department to provide technical course instruction to Department personnel in exchange for revenue from the State of California.

Recently, an anonymous complaint was filed with the State Controller's Office which alleged improprieties within the CAP. The State Controller's Office delegated the complaint to the State Chancellor's Office who hired an independent auditor to audit the CAP.

The Department has been working closely with the College District and College of the Canyons and is fully cooperating with the auditors. In anticipation of the auditors' findings, the Department is proactively revising its instructor qualifications, updating course curriculum, and implementing a new course tracking mechanism.

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

- AGOURA HILLS, ARTESIA, AZUSA, BALDWIN PARK, BELL, BELL GARDENS, BELLFLOWER, BRADBOURY, CALABASAS, CARSON, CERRITOS, CLAREMONT, COMMERCE, COVINA, CUDAHY, DIAMOND BAR, DUARTE, EL MONTE, GARDENA, GLENDALE, HAWAIIAN GARDENS, HAWTHORNE, HIDDEN HILLS, HUNTINGTON PARK, INDUSTRY, INGLEWOOD, IRVINDALE, LA CANADA, FLINTRIDGE, LA HABRA, LA MIRADA, LA PUENTE, LAKEWOOD, LANCASTER, LAWINDALE, LOMITA, LYNWOOD, MALIBU, MAYWOOD, NORWALK, PALMDALE, PALOS VERDES ESTATES, PARAMOUNT, PICO RIVERA, POMONA, RANCHO PALOS VERDES, ROLLING HILLS, ROLLING HILLS ESTATES, ROSEMEAD, SAN DIMAS, SANTA CLARITA, SIGNAL HILL, SOUTH EL MONTE, SOUTH GATE, TEMPLE CITY, WALNUT, WEST HOLLYWOOD, WESTLAKE VILLAGE, WHITTIER

Each Supervisor  
March 2, 2012  
Page 2

## **DEL VALLE REGIONAL TRAINING CENTER**

In 2008, the Department and the College District entered into a Board-approved Joint-Use Agreement governing the design and construction of a \$22 million expansion and improvement of public safety training facilities at the Del Valle Regional Training Center. Recently, during a thorough review of existing agreements by the Chief Executive Office's Real Estate Division (RED), it was discovered that in order to fulfill the conditions of the Joint-Use Agreement, the Department must obtain additional surface rights from the successor to the oil company that the County acquired the land from in 1986.

Since the discovery, the Department has been working in collaboration with staff from the Chief Executive Office, County Counsel, Public Works, and interested parties to resolve outstanding issues and take necessary steps to complete the improvements provided for in the Joint-Use Agreement.

I will provide your Board with an update on these two very important issues within 60 days. If you have any questions, please contact me at (323) 881-6180.

DLO:jc

c: William T Fujioka  
John Krattli  
Gail Farber  
Brence Culp  
Georgia Mattera  
Sergio Vasquez  
Michelle Cervera  
Randi Tahara  
Joseph Charney  
Susan Nissman  
Rick Velasquez  
Sussy Nemer



**RECORDING REQUESTED BY:**

County of Los Angeles \*  
AND MAIL TO \*  
County of Los Angeles \*  
Chief Executive Officer \*  
Real Estate Division \*  
222 South Hill Street \*  
Los Angeles, CA 90012 \*

Space above this line for Recorder's use

THIS DOCUMENT IS EXEMPT FROM RECORDING FEES PURSUANT TO SECTION 27383 OF GOVERNMENT CODE, AND EXEMPT FROM DOCUMENTARY TRANSFER TAX PURSUANT TO SECTION 11922 OF THE REVENUE AND TAXATION CODE

**TAX PARCEL: 3271-003-900**

**AGREEMENT AND PARTIAL SURFACE WAIVER**

**THIS AGREEMENT AND PARTIAL SURFACE WAIVER** (this "Agreement") is made and entered into this 11 day of June 2012, by and between **CONSOLIDATED FIRE PROTECTION DISTRICT OF LOS ANGELES COUNTY** ("District"), and **VINTAGE PETROLEUM, LLC**, a Delaware limited liability company ("Vintage"), and **VINTAGE PRODUCTION CALIFORNIA LLC**, a Delaware limited liability company ("Operator").

**WHEREAS**, Vintage is the current Lessee under that certain Oil and Gas Lease between Lincoln Petroleum Co., a California Corporation, and R. E. Havenstrite, recorded March 25, 1940, Document No. 3970-I, Certificate No. LN-101142, Registrar of Titles, Los Angeles County, California ("**Lincoln Lease**") pertaining to certain land ("**Leased Land**") described as follows:

The Southeast Quarter (SE/4) of Section 16, Township Four (4) North, Range Seventeen (17) West, San Bernardino Base and Meridian, comprised of One Hundred Sixty (160.00) acres, more or less.

**WHEREAS**, Operator is the current operator of the Lincoln Lease under an Agreement For Designation of Operator dated January 13, 2006, entered into by and between Vintage and Operator ("**Operating Agreement**"); and

**WHEREAS**, Vintage is the current Lessee under that certain Surface Lease between said Lincoln Petroleum Co. as Lessor, and Del Valle Gasoline Company, a limited co-partnership as Lessee, recorded February 6, 1941, Document No. 3196-J, Certificate No. LN-101142, Registrar of Titles, Los Angeles County, California ("**Del Valle Surface Lease**"), as amended and ratified to date;

**NOW THEREFORE**, in consideration of the foregoing recitals, which are hereby deemed a contractual part hereof, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and the mutual promises, covenants, terms, conditions and agreements contained herein, District, Vintage, and Operator each agree as follows:

Through this Agreement, Vintage and Operator agree to waive all surface rights in and to that portion of the Leased Land described on **Exhibit A** and delineated on **Exhibit B**, attached hereto and made a part hereof by this reference ("**Waived Surface**"), **INSOFAR AND ONLY INSOFAR**, as said surface rights to the Waived Surface extend from the surface down to a vertical depth of five hundred feet (500'). Vintage and Operator shall retain all rights to the Waived Surface lying a vertical depth of more than five hundred feet (500') below the surface of the Waived Surface ("**subsurface rights**").

Additionally, Vintage and Operator grant District the right to construct, use, operate, maintain, repair, modify, replace and remove such road or roads on or over the Leased Land that District determines to be reasonably necessary or appropriate to access the Waived Surface; provided however, that such access roads shall not unreasonably interfere with Vintage's and/or Operator's oil and gas operations or with Existing Facilities (as the term Existing Facilities is defined hereinafter).

It is not the intention of Vintage or Operator to release any right, title and interest in the mineral rights, oil and/or gas rights, hydrocarbon substances, or in the subsurface rights Vintage and/or Operator presently hold in the Leased Land under the Lincoln Lease and/or the Operating Agreement, located below a vertical depth of five hundred feet (500') under the present surface of the Waived Surface.

Notwithstanding provisions to the contrary contained herein, Vintage and/or Operator shall retain all existing rights and rights-of-way to use, operate, maintain, repair, modify, replace and remove any and all roads, pipelines, utility poles or installations and other facilities that exist as of the execution of this Agreement of any kind located on the Waived Surface for purposes of its oil and gas operations under the Waived Surface (the "Existing Facilities") and on the Leased Land in the vicinity of the Waived Surface.

Vintage and/or Operator agree(s) to relocate any Existing Facilities at District's request provided the District reimburses Operator for all costs and expenses of the requested relocation, and provided the relocation can be achieved without undue interference to Vintage's and/or Operator's oil and gas operations.

District shall be solely responsible for and shall indemnify, defend and hold Vintage and Operator harmless from any and all claims, losses, obligations, cost and expense, including attorney fees, or damage to the surface of said Waived Surface, the buildings, or installations located thereon, or the property of third persons, arising out of or attributed to District's operations on said Waived Surface, including, but not limited to, any claims or charges by reason of entry to other Leased Land in the vicinity of the Waived Surface, unless such damages are caused by the negligence or willful misconduct of Vintage and/or Operator.

Vintage and Operator hereby forever waive and release any and all claims and causes of action against District for damage to any person (including any employee, agent or invitee of Vintage and/or Operator) or property (including but not limited to the surface of the Waived Surface or Leased Land and any of the Existing Facilities) caused by or arising out of the exercise by District of its rights acquired hereby and/or the construction, use, operation, maintenance, repair, modification and removal of improvements on the Waived Surface or access roads on the Leased Land, unless such damages are caused by the negligence or willful misconduct of District.

The terms and conditions of this Agreement shall run with the land and be binding upon and inure to the benefit of the successors and assigns of the respective parties hereto.

END OF TERMS

IN WITNESS WHEREOF, the undersigned have caused this Agreement and Partial Surface Waiver to be executed on their behalf by on this 11 day, June month and year 2012.

VINTAGE PETROLEUM, LLC, a Delaware limited liability company

VINTAGE PRODUCTION CALIFORNIA LLC, a Delaware limited liability company

By [Signature]  
Russell P. Ledbetter  
Written Name  
Attorney In Fact  
Title

By [Signature]  
Russell P. Ledbetter  
Written Name  
Attorney In Fact  
Title

State of California )  
County of Vern )

On June 11, 2012, before me personally appeared \_\_\_\_\_ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity or capacities, and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

*See attached acknowledgment*

Signature \_\_\_\_\_ (Seal)

State of \_\_\_\_\_ )  
County of \_\_\_\_\_ )

On \_\_\_\_\_, before me personally appeared \_\_\_\_\_ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity or capacities, and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

*See attached acknowledgment*

Signature \_\_\_\_\_ (Seal)

ACKNOWLEDGMENT

STATE OF CALIFORNIA )  
 ) ss  
COUNTY OF KERN )

On June 11, 2012, before me, Rachel O. Chavez, Notary Public, personally appeared Russell P. Ledbetter, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Rachel O. Chavez



ACKNOWLEDGMENT

STATE OF CALIFORNIA )  
 ) ss  
COUNTY OF KERN )

On June 11, 2012, before me, Rachel O. Chavez, Notary Public, personally appeared Russell P. Ledbetter, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Rachel O. Chavez



**ATTEST:**

**DEAN C. LOGAN**  
Registrar-Recorder/County Clerk

**CONSOLIDATED FIRE PROTECTION  
DISTRICT OF LOS ANGELES COUNTY**

By: [Signature]  
Deputy

By: [Signature]  
Chief Michael Metro  
Acting Chief Deputy  
Emergency Operations

On June 13, 2012, Before me, **DEAN C. LOGAN**, Registrar-Recorder/County Clerk of the County of Los Angeles, personally appeared, **MICHAEL METRO**, Acting Chief Deputy for Consolidated Fire Protection District of Los Angeles County, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the person or the entity on behalf of which the person executed this instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal the day and year in this Certification first above written.

**DEAN C. LOGAN**  
Registrar-Recorder/County Clerk of the  
County of Los Angeles

By: [Signature]  
Christopher M. Montana  
Director of Real Estate Division  
Deputy Clerk of the County of Los Angeles



**APPROVED AS TO FORM:**

**JOHN F. KRATTLI**  
County Counsel

By: [Signature]  
Deputy: Byron Shibata

**CERTIFICATE OF ACCEPTANCE**

This is to certify that the interest in real property conveyed to Consolidated Fire Protection District of Los Angeles County by this Agreement and Partial Surface Waiver is hereby accepted under the authority delegated to the County of Los Angeles Chief Executive Officer, pursuant to Title 2, Section 2.08.168 of the Los Angeles County Code, and Consolidated Fire Protection District of Los Angeles County and the County of Los Angeles consent to the recordation thereof by its duly authorized officer.

By: [Signature]  
Christopher M. Montana  
Acting Director of Real Estate Division  
Chief Executive Office, County of Los Angeles



## EXHIBIT A1

### Parcel 1

In the County of Los Angeles, State of California:

Being a portion of the Southeast Quarter of Section 16, Township 4 North, Range 17 West, San Bernardino Meridian, described as follows:

Commencing at the northerly terminus of that certain course shown as "South 899.91 feet", being the westerly line of that certain Parcel 1 described in a document entitled "Amendment and Ratification", recorded February 6, 1970 as Instrument No. 3066 of Official Records;

Thence South  $0^{\circ}23'22''$  West along said westerly line, a distance of 341.53 feet;

Thence North  $89^{\circ}36'39''$  East, a distance of 5.74 feet to the True Point of Beginning;

Thence continuing North  $89^{\circ}36'39''$  East, a distance of 542.34 feet;

Thence South  $14^{\circ}53'28''$  East, a distance of 146.11 feet;

Thence South  $4^{\circ}28'52''$  West, a distance of 361.88 feet;

Thence North  $87^{\circ}24'46''$  West, a distance of 544.29 feet;

Thence North  $0^{\circ}57'05''$  West, a distance of 473.80 feet to the True Point of Beginning.

Containing 6.28 acres, more or less.

Prepared by me or under my supervision



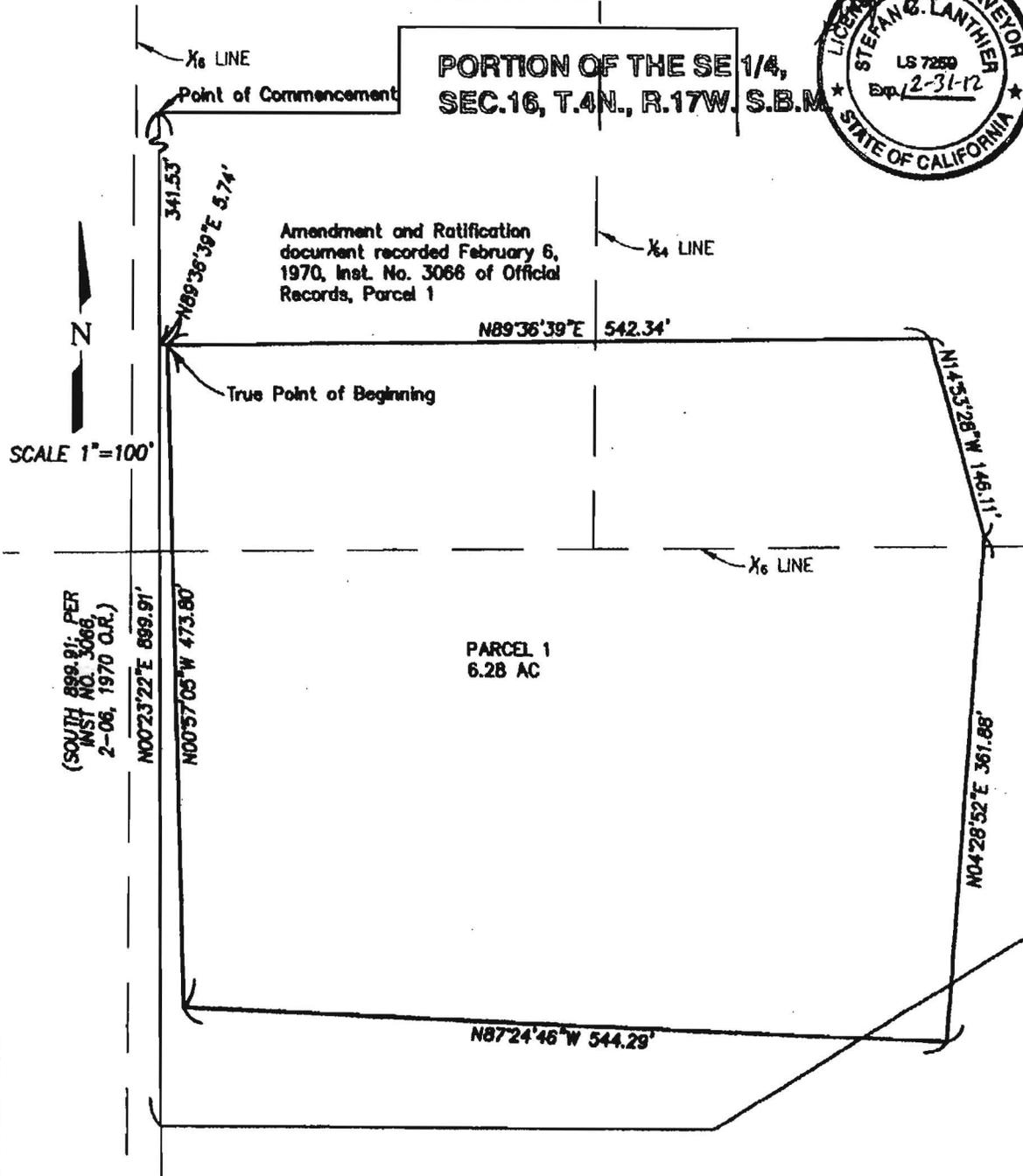
Stefan C. Lanthier, PLS 7259  
Expiration 12-31-2012



**EXHIBIT B1**



**PORTION OF THE SE 1/4,  
SEC. 16, T.4N., R.17W., S.B.M.**



**Cornerstone Land Surveying Inc.**  
Civil - Surveying - Planning  
968 Tomocanal Circle  
CORNORA, CA 92578  
PH 951-736-8200 FAX 951-736-0300

**EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION**  
**CONSOLIDATED FIRE DISTRICT**  
**OF LOS ANGELES COUNTY**

**SHEET 1 OF 1 SHEET**  
**DATE: 04-14-2012**  
**JN 12-180-58**

## EXHIBIT A2

### Parcel 2

In the County of Los Angeles, State of California:

Being a portion of the Southeast Quarter of Section 16, Township 4 North, Range 17 West, San Bernardino Meridian, described as follows:

Commencing at the northerly terminus of that certain course shown as "South 899.91 feet", being the westerly line of that certain Parcel 1 described in a document entitled "Amendment and Ratification", recorded February 6, 1970 as Instrument No. 3066 of Official Records;

Thence South  $0^{\circ}23'22''$  West along said westerly line, a distance of 96.51 feet to the True Point of Beginning;

Thence North  $81^{\circ}27'09''$  West, a distance of 89.38 feet;

Thence South  $8^{\circ}32'06''$  West, a distance of 91.79 feet;

Thence South  $81^{\circ}21'42''$  East, a distance of 110.48 feet;

Thence North  $9^{\circ}32'16''$  East, a distance of 91.98 feet;

Thence North  $81^{\circ}27'09''$  West, a distance of 22.71 feet to the True Point of Beginning.

Containing 0.23 acres, more or less.

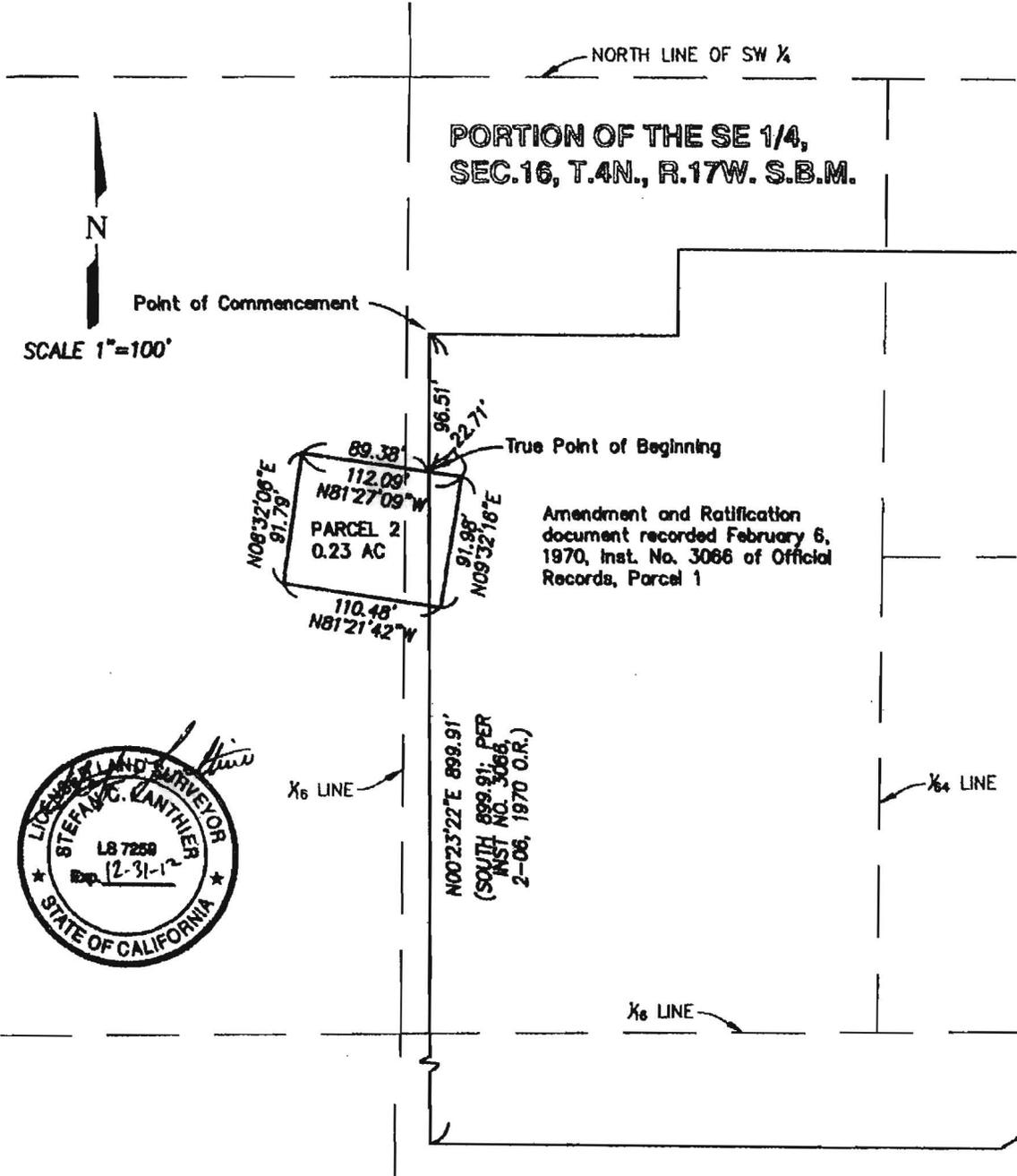
Prepared by me or under my supervision



Stefan C. Lanthier, PLS 7259  
Expiration 12-31-2012



**EXHIBIT B2**



<p>Cornerstone Land Surveying Inc. Civil - Surveying - Planning 956 Tennyson Circle CORONA, CA 92770 PH 951-738-0200 FAX 951-738-0308</p>	EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION	SHEET 1 OF 1 SHEET
	CONSOLIDATED FIRE DISTRICT	DATE: 04-14-2012
	OF LOS ANGELES COUNTY	JN 12-180-58

## EXHIBIT A3

### Parcel 3

In the County of Los Angeles, State of California:

Being a portion of the Southeast Quarter of Section 16, Township 4 North, Range 17 West, San Bernardino Meridian, described as follows:

Commencing at the northerly terminus of that certain course shown as "South 1°32'51" West, 250.34 feet", being the generally easterly line of Parcel 2 described in that certain Quitclaim Deed from Nuevo Energy to the Consolidated Fire Protection District of Los Angeles County per document recorded October 16, 1997 as Instrument No. 97-1622633 of Official Records;

Thence South 1°44'49" West along said line, a distance of 79.94 feet to the True Point of Beginning;

Thence continuing along said line, South 1°44'49" West, a distance of 170.40 feet to an angle point therein;

Thence continuing along said line, South 89°29'10" East, a distance of 40.82 feet to an angle point therein;

Thence continuing along said line, South 4°43'09" West, a distance of 80.54 feet;

Thence leaving said line, South 88°42'25" East, a distance of 321.60 feet;

Thence North 3°43'35" East, a distance of 180.91 feet;

Thence North 84°42'04" West, a distance of 318.47 feet;

Thence North 1°58'12" East, a distance of 47.47 feet;

Thence North 88°59'59" West, a distance of 46.80 feet to the True Point of Beginning.

Containing 1.58 acres, more or less.

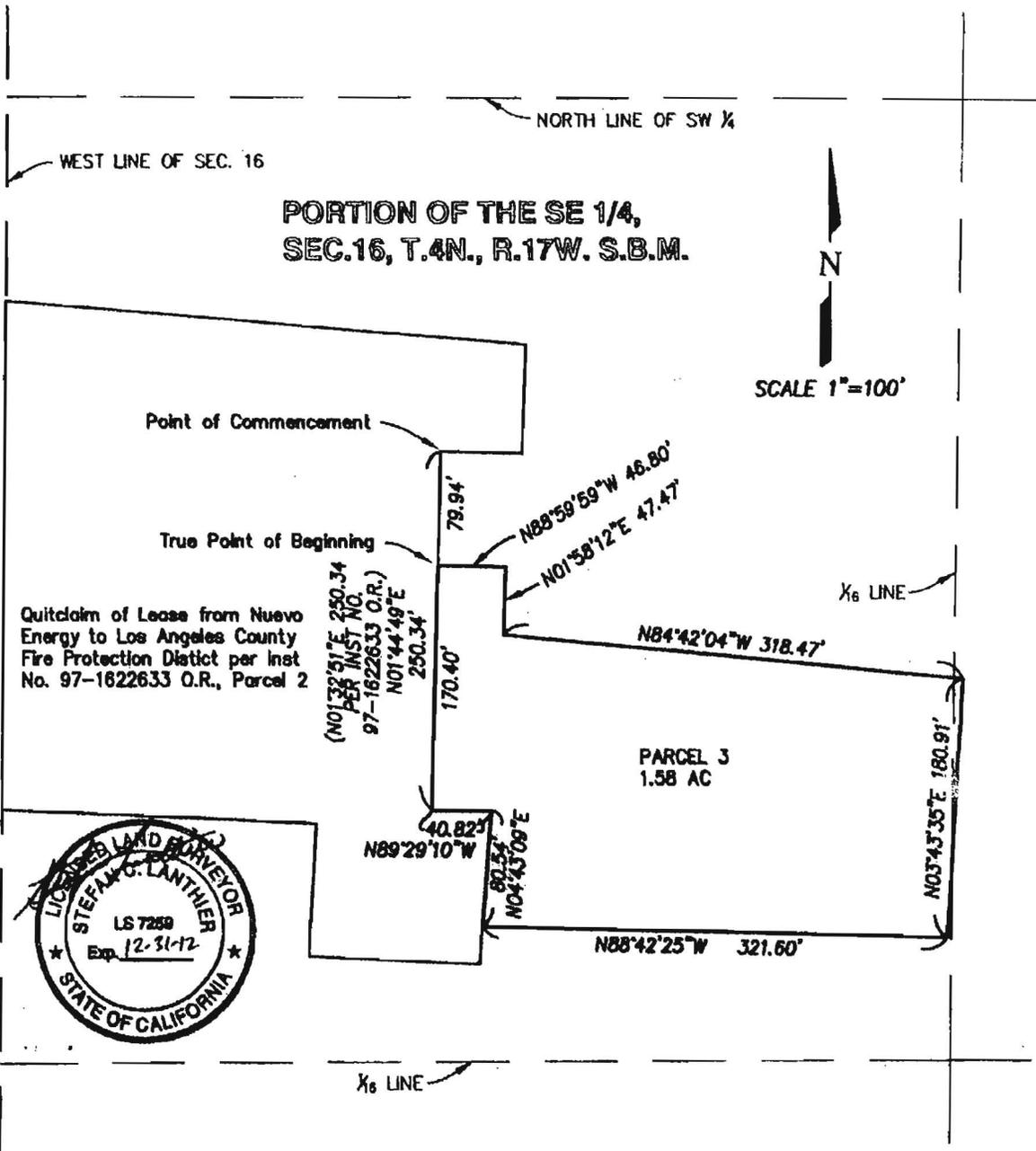
Prepared by me or under my supervision



Stefan C. Lanthier, PLS 7259  
Expiration 12-31-2012



# EXHIBIT B3



Cornerstone Land Surveying Inc.  
Civil • Surveying • Planning  
968 Tunnelwood Circle  
Covina, CA 91729  
PH 951-736-8380 FAX 951-736-8300

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION  
CONSOLIDATED FIRE DISTRICT  
OF LOS ANGELES COUNTY

SHEET 1  
OF 1 SHEET  
DATE: 04-14-2012  
JN 12-180-58